

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Roger Liehr. Mr. Liehr owns three parcels of land located along the Quincy to Meredosia segment in Pike County, Illinois. The property at issue has been designated internally as ILRP_QM_PI_060-ROW. It was brought to ATXI's attention during its initial meeting in September 2013 with the then current owner, Mr. Wagner, that the property was currently under contract for purchase by Mr. Liehr. ATXI attempted to negotiate with both Mr. Wagner and Mr. Liehr until the sale was completed in mid-March. After that time, Mr. Wagner was no longer a party to the negotiations. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact, Mr. Wagner and/or Mr. Liehr to acquire an easement on approximately 41 occasions, including 20 voicemails, 11 phone calls, 4 letters, 3 emails, and 3 in-person visits. Despite these multiple attempts to engage in discussions, Mr. Liehr has been generally unresponsive to ATXI's efforts to negotiate. For example, between October 2013 and March 2014, the land agent left 20 unreturned voicemails seeking to discuss ATXI's offer and to address Mr. Liehr's concerns.

Mr. Liehr was initially concerned about the location of the poles on his land and inquired about relocating certain transmission line structures. He ultimately determined that he would rather the line impact his timber than impact his crops, and, therefore that no pole relocation was necessary. The remaining issue in contention is the amount of compensation for the easement on his property. ATXI has yet to receive a counteroffer from Mr. Liehr. Given the extended nature of the negotiations and the difficulty ATXI has had in reaching Mr. Liehr, ATXI does not expect to reach a timely resolution of this matter, and, therefore, eminent domain authority for this landowner is requested.


ATXI Exhibit 1.4
Part V

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
ILRP_QM_PI_060-ROW	33-016-12, 33-008-13, 33-016-13	Roger L. Liehr	Roger L. Liehr 38708 State Highway 107 Chambersburg, Illinois 62323	119 acres of land, more or less, being in the SE1/4 of the SE1/4 of S9; N1/2 of the NE1/4 and the SE1/4 of the NE1/4 of S16, T3S, R3W of the Fourth Principal Meridian, Pike County, Illinois, more particularly described in Memorandum of Contract dated August 14, 2002 from Frederick Wagner to Roger L. Liehr and Ruth Anne Liehr, husband and wife, recorded in Book 489, Page 338, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.

ATXI Exhibit 1.4
Part V

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 1/23/2014 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter: No

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable NA ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested NA ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign)  John Ohlms ☒

Pike County, IL

SE1/4 of the SE1/4 of S9; N1/2 of the NE1/4 and the SE1/4 of the NE1/4 of Section 16, Township 3 S, Range 3 W, Pike County, Illinois

Tax ID: 3301613



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



WAGNER FREDERICK

Tract No.: ILRP_QM_PI_060

Date: 3/24/2014

EXHIBIT 1

TRACT 1

A 2.050 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO FREDERICK WAGNER, RECORDED IN BOOK 489, PAGE 335 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH 1/2;

THENCE SOUTH 89 DEGREES 32 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 1,181.82 FEET TO A POINT FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 (VARIABLE WIDTH RIGHT-OF-WAY), AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 34 MINUTES 58 SECONDS, A RADIUS OF 2,779.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11 DEGREES 56 MINUTES 32 SECONDS EAST, 76.79 FEET;

THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 76.79 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 32 MINUTES 19 SECONDS WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,198.79 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

THENCE NORTH 00 DEGREES 49 MINUTES 07 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 89,287 SQUARE FEET OR 2.050 ACRES OF LAND, MORE OR LESS.

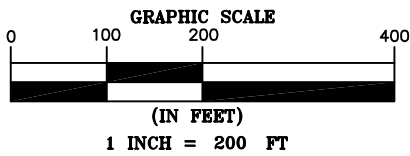


EXHIBIT 1

ATXI Exhibit 1.4
Part V

TRACT 1
JOHN R. BRIM AND
MARIAN L. BRIM
BOOK 828, PAGE 93
D.R.P.C.I.
ILRP_QM_PI_058

Curve Table					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°34'58"	2779.98	76.79	S11°56'32"E	76.79
C2	1°30'03"	2925.00	76.62	N11°19'06"W	76.61



SECTION 9
TOWNSHIP 3S
RANGE 3W

ELAINE S. CHAPMAN, TRUSTEE OF THE
ELAINE S. CHAPMAN TRUST NO. 3-08
BOOK 772, PAGE 48
D.R.P.C.I.
ILRP_QM_PI_059

VARIABLE S.H. WIDTH 107'
R.O.W.



ELAINE S. CHAPMAN,
TRUSTEE OF THE
ELAINE S. CHAPMAN
TRUST NO. 3-08
BOOK 772, PAGE 48
D.R.P.C.I.
ILRP_QM_PI_057

TRACT 1
P.O.B.

TRACT 1
PROPOSED 75'
WIDE EASEMENT
2.050 ACRES
(89,287 S.F.)

TRACT 1
FREDERICK WAGNER
BOOK 489, PAGE 335
D.R.P.C.I.
ILRP_QM_PI_060
ILRP_QM_PI_061
ILRP_QM_PI_062

SECTION 16
TOWNSHIP 3S
RANGE 3W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°32'19"E	1181.82
L2	N89°32'19"W	1198.79
L3	N00°49'07"E	75.00

LINE TABLE		
NUMBER	BEARING	DISTANCE
L4	S00°11'42"W	75.00
L5	N89°57'56"W	0.07
L6	N89°32'19"W	1347.48
L7	S89°32'19"E	16.15
L8	N00°14'48"E	75.00
L9	S89°32'19"E	1346.58
L10	S00°09'11"W	75.00

LEGEND

D.R.P.C.I.

P.O.B.



DEED RECORDS
PIKE COUNTY, ILLINOIS
POINT OF BEGINNING
CALCULATED POINT

SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/15/2013
SCALE: 1" = 200'
TRACT ID: ILRP_QM_PI_060
DRAWN BY: TJC



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
QUINCY TO MEREDOSIA
SECTIONS 9 AND 16, TOWNSHIP 3 SOUTH,
RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS

EXHIBIT 1

TRACT 2

A 4.652 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO FREDERICK WAGNER, RECORDED IN BOOK 489, PAGE 335 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTH 1/2;

THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 0.07 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 32 MINUTES 19 SECONDS WEST, A DISTANCE OF 1,347.48 FEET TO A POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 (VARIABLE WIDTH RIGHT-OF-WAY), AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 30 MINUTES 03 SECONDS, A RADIUS OF 2,925.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 19 MINUTES 06 SECONDS WEST, 76.61 FEET;

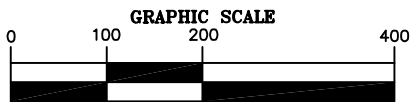
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 76.62 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID NORTH 1/2;

THENCE SOUTH 89 DEGREES 32 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 16.15 FEET TO SAID SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 9;

THENCE NORTH 00 DEGREES 14 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 32 MINUTES 19 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,346.58 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE SOUTH 00 DEGREES 09 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 202,625 SQUARE FEET OR 4.652 ACRES OF LAND, MORE OR LESS.



(IN FEET)
1 INCH = 200 FT

EXHIBIT 1

ATXI Exhibit 1.4
Part V

Curve Table					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°34'58"	2779.98	76.79	S11°56'32"E	76.79
C2	1°30'03"	2925.00	76.62	N11°19'06"W	76.61

RD 3300 E

SECTION 10
TOWNSHIP 3S
RANGE 3W

TRACT II
FREDERICK WAGNER
BOOK 489, PAGE 335
D.R.P.C.I.
ILRP_QM_PI_063



TRACT 2
P.O.B.

RD 3300 E

WAYNE CHENOWETH AND
BARBARA CHENOWETH,
HUSBAND AND WIFE,
BOOK 465, PAGE 119
D.R.P.C.I.
ILRP_QM_PI_065

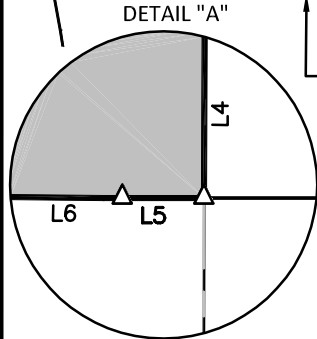
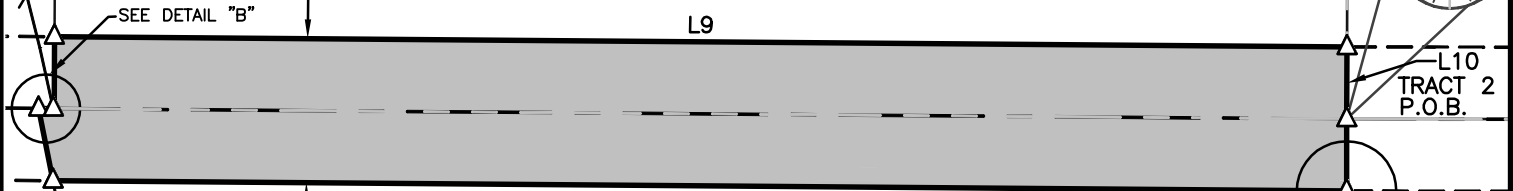
SECTION 15
TOWNSHIP 3S
RANGE 3W

ELAINE S. CHAPMAN, TRUSTEE OF THE
ELAINE S. CHAPMAN TRUST NO. 3-08
BOOK 772, PAGE 48
D.R.P.C.I.
ILRP_QM_PI_059

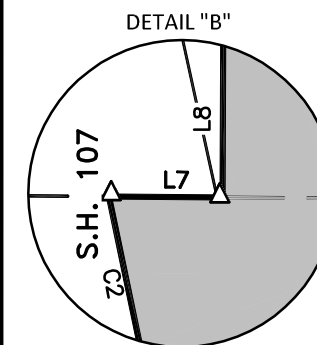
S.H. 107
VARIABLE WIDTH R.O.W.

TRACT I
FREDERICK WAGNER
BOOK 489, PAGE 335
D.R.P.C.I.
ILRP_QM_PI_060
ILRP_QM_PI_061
ILRP_QM_PI_062

SECTION 9
TOWNSHIP 3S
RANGE 3W



NOT TO SCALE



NOT TO SCALE

TRACT 2
PROPOSED 150'
WIDE EASEMENT
4.652 ACRES
(202,625 S.F.)

TRACT I
FREDERICK WAGNER
BOOK 489, PAGE 335
D.R.P.C.I.
ILRP_QM_PI_060
ILRP_QM_PI_061
ILRP_QM_PI_062

SECTION 16
TOWNSHIP 3S
RANGE 3W

SEE DETAIL "A"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°32'19"E	1181.82
L2	N89°32'19"W	1198.79
L3	N00°49'07"E	75.00

LINE TABLE		
NUMBER	BEARING	DISTANCE
L4	S00°11'42"W	75.00
L5	N89°57'56"W	0.07
L6	N89°32'19"W	1347.48
L7	S89°32'19"E	16.15
L8	N00°14'48"E	75.00
L9	S89°32'19"E	1346.58
L10	S00°09'11"W	75.00

NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

LEGEND

D.R.P.C.I.

DEED RECORDS
PIKE COUNTY, ILLINOIS
POINT OF BEGINNING
CALCULATED POINT

P.O.B.



SECTION LINE (APPROXIMATE)
PROPERTY LINE (APPROXIMATE)
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 04 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/15/2013
SCALE: 1" = 200'
TRACT ID: ILRP_QM_PI_060
DRAWN BY: TJC



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
QUINCY TO MEREDOSIA
SECTIONS 9 AND 16, TOWNSHIP 3 SOUTH,
RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS